



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Authorize City Manager to Execute Industrial Waste Connection Memorandum of Understanding with Van Ruiten Family Winery as Downtown Revitalization Business Attraction Incentive

MEETING DATE: June 15, 2005

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That, as an ongoing Downtown Revitalization measure, the City Council authorize the City Manager to execute the Memorandum of Understanding with the Van Ruiten Family Winery.

BACKGROUND INFORMATION: The City has been approached by the Van Ruiten Family Winery to allow a wastewater connection to the City's industrial wastewater system. The City has previously included wastewater-related incentives in the Central City Revitalization Program to encourage business reinvestment in Downtown. Recognizing the positive economic impact and tourism potential of the winery business in our area, and in an attempt to enhance the Downtown Revitalization Program, City staff worked with the Van Ruitens to develop the attached Memorandum of Understanding to continue with implementation of the Revitalization Program. The basics points of the proposed MOU are:

1. The Winery will open a tasting room (or equivalent) in the Lodi Downtown. An option to pay an annual \$40,000 in-lieu fee for up to six years is also provided.
2. The City will consider amending the Municipal Code to allow industrial waste connections outside the City limits under limited circumstances.
3. The Winery will obtain a discharge permit from the City with various discharge limitations and conditions and will pay 150 percent of the standard rate for industrial discharge (approximately \$4,100 annually based on estimated flow and strength). One-time capacity charges would also apply (approximately \$15,000). Note, per previous Council policy direction, the 50% surcharge will go to the General Fund.
4. The Winery may not assign nor accept waste from others without the City's permission.

The connection would be for winery processing water only, not domestic waste. The winery is located at 340 West Highway 12, immediately adjacent to the western General Plan boundary, and the City's pipeline traverses Van Ruiten property. The City and its consultants, West Yost & Associates, have reviewed preliminary information on the volume and strength of the winery wastewater and have concluded the City can accommodate this request with our existing facilities, noting that the plans for future improvement at White Slough do include aeration improvements to the storage ponds. If approved, the City will proceed with environmental review and consideration of an ordinance revision. The Winery will bear all the costs of connection and other permits.

FISCAL IMPACT: The City will receive direct and indirect benefits from new business investment in Downtown and capitalizing on the wine industry which will attract tourists Downtown.

FUNDING AVAILABLE: Not applicable.

Richard C. Prima, Jr.
Public Works Director

RCP/pmf
Attachment
cc Van Ruiten Family Winery

APPROVED:
Blair King, City Manager

Van Ruiten Winery
Industrial Waste Connection Memorandum of Understanding

THIS AGREEMENT is entered into this 7th day of June, 2005, (the "Effective Date"), between Van Ruiten Family Winery, LLC ("Winery") and the CITY OF LODI, a municipal corporation organized and existing under the laws of the State of California ("City").

RECITALS

This Agreement is predicated upon the following findings:

A. Winery is the owner of a Wine Production Facility located at 340 W. Highway 12, San Joaquin County, California which is outside the corporate limits of the City of Lodi. Winery intends to submit an application to connect and discharge their Industrial Waste to the City's Industrial Waste line. ("Project")

B. Lodi's current municipal code prohibits wastewater service to facilities or properties outside the city limits. (LMC 13.12.150) The City is willing to consider amending its Code to permit acceptance of Winery's Industrial Wastewater based on the terms and conditions of this agreement.

C. The Parties acknowledge that the California Environmental Quality Act may require Environmental Review of this project and that this agreement is not a connection agreement, and does not commit them to enter a connection agreement at some later date, absent compliance with the California Environmental Quality Act.

D. The Parties further acknowledge that a municipality cannot contractually bind itself to amend its municipal code and that this agreement does not bind the City to do so.

E. The Parties finally acknowledge that the connection may be subject to review, condition and approval of the California Regional Water Quality Control Board.

NOW THEREFORE, the parties agree as follows:

1. Definitions. Unless otherwise defined in this agreement, all capitalized terms will have the definitions ascribed to them in Lodi Municipal Code Section 13.12.020.
 - a. "Downtown Lodi" means the area bordered by Church Street, Lodi Avenue, Union Pacific Railroad and Lockeford Street.
2. Consideration of Connection. Lodi will consider amending its Municipal Code to permit Winery to connect to the City's Industrial Waste line on the terms and conditions set forth in this agreement.

3. Terms of Connection. Any connection permitted pursuant to the Agreement shall contain the following minimum terms:
- a. Permit: Winery shall comply with the terms of the Industrial System Discharge Permit to be issued by the City which will include but not be limited to limitations on maximum flow, BOD, ph, TDS and suspended solid concentrations and prohibitions on discharge of hazardous waste in conformance with the City's NPDES Permit.
 - b. Average Daily Flow: Average Daily Flow shall not exceed 1.1 million Gallons per Year at 9,000 mg/L BOD (11,000mg/L maximum).
 - c. Rate/Surcharge: Winery's rate for discharge shall be set at 150 percent of the City's standard published rate for Industrial Waste.
 - d. Capacity Charge: Winery shall pay a one-time capacity charge based on annual flow and BOD loading prior to connection. Current rates are \$6,260.67 per Million Gallons capacity and \$131.80 per 1,000 lbs of BOD. These rates are subject to change and will be set at the time Winery submits its application to connect to the Industrial Waste line. In addition, applications by Winery for increases in permitted capacity will, if granted, be charged at then current rates.
 - e. Non-Assignment: Winery may not sell capacity or accept wastewater from other locations without the express written consent of the City. City shall have sole and absolute discretion in making this determination.
 - f. Downtown Tasting Room: Winery shall open and operate a tasting room in Downtown Lodi during the entire term of its connection to the City's sewer system. The tasting room shall be operated within the following minimum requirements:
 - i) The tasting room shall be at least 500 square feet and have wine available for tasting and sale, wine related merchandise for sale and be open a minimum of 40 hours per week, including Saturday and Sunday.
 - ii) As an alternative to opening a tasting room, winery may, at its option, open a Wine Related Establishment in Downtown Lodi. As used herein Wine Related Establishment shall include restaurants, wine bars, and retail establishments selling wine or wine products.
 - iii) If this condition cannot be met within eighteen months of connection, Winery shall pay an annual downtown development and promotional in-lieu fee in the amount of \$40,000.00. The fee shall be retroactive for one year and shall be assessed annually (until such time as the requirements of subsections i or ii of this paragraph have been satisfied) as annually adjusted according to the Bay Area-All Items Consumer Price Index. If condition i or ii above cannot be met within six years of connection, this

Agreement will terminate and Winery will be required to make alternate arrangements for its wastewater.

4. Binding Effect of Agreement. Winery's obligations under paragraph three of this Agreement will only be triggered if 1) the Lodi Municipal Code Section is amended to permit Winery to connect to the Industrial Sewer Line; and 2) All other approvals necessary to secure the connection are secured. All other obligations.
5. Reimbursement. Winery shall reimburse the City for all costs incurred by the City in connection with the Project including but not limited to costs associated with securing environmental review of the project, securing California Regional Water Quality Control Board approval of the project, implementing mitigation measures required by the California Environmental Quality Act, and complying with requirements of the Regional Water Quality Control Board in excess of current standards. The City will provide Winery with an estimate of these costs in advance of connection. Winery shall deposit the estimate with the City within 30 days of receiving the estimate. City will bill all costs against the deposit. In the event the deposit is exceeded, Winery shall pay the difference to the City within 30 days of notice. Any excess will be refunded to Winery within 30 days of connection.
6. Construction. Winery shall be solely responsible for acquiring the right of way, permits and constructing the lateral line to connect to Lodi's Industrial Waste line. Once constructed, Winery shall remain solely responsible for the maintenance and repair of its lateral.
7. Relationship of Parties.
 - a. It is understood that the contractual relationship between the City and Winery is such that Winery is an independent contractor and not the agent of the City; and nothing herein shall be construed to the contrary.
 - b. City and Winery agree that nothing contained herein or in any document executed in connection herewith shall be construed as making Winery and City joint venturers or partners.
 - c. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision in this Agreement.
8. No Entitlements Granted. Nothing in this Agreement shall provide Winery with any right to secure approval of any connection or other entitlement. In addition, Winery agrees that it will have no rights to: select the Environmental Review Consultant, if one is required; or direct the work, response times, recommendations or approvals of the Consultant.

9. Notices. All notices required or provided for under this Agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the principal offices of the City and Winery and its representative and Winery's successors and assigns. Notice shall be effective on the date it is delivered in person, or the date when the postal authorities indicate the mailing was delivered to the address of the receiving party indicated below:

Notice to City: City of West Lodi
City Manager
221 W. Pine St
Lodi. CA 95240

Notice to Winery: Van Ruiten Family Winery, LLC
340 West Highway 12
Lodi, CA 95242

10. Indemnification, Defense and Hold Harmless.

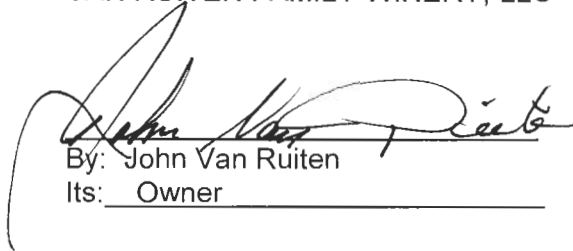
- a. Winery agrees to and shall indemnify, defend and hold the City, its council members, officers, agents, employees and representatives harmless from liability for damage or claims of damage, for personal injury, including death, and claims for property damage which may arise from this agreement.
- b. Winery's obligation under this section to indemnify, defend and hold harmless the City, its council members, officers, agents employees, and representatives shall not extend to liability for damage or claims for damage arising out of the sole negligence or willful act of the City, its council members, officers, agents, employees or representatives. In addition, Winery's obligation shall not extend to any award of punitive damages against the City resulting from the conduct of the City, its council members, officers, agents, employees or representatives.
- c. With respect to any action challenging the validity of this Agreement or any environmental, financial or other documentation related to approval of this Agreement, Winery further agrees to defend, indemnify, hold harmless, pay all damages, costs and fees, if any incurred to either the City or plaintiff (s) filing such an action should a court award plaintiff(s) damages, costs and fees, and to provide a defense for the City in any such action.

IN WITNESS WHEREOF this Agreement has been executed by the parties on the day and year first above written.

CITY OF LODI, a municipal corporation

VAN RUITEN FAMILY WINERY, LLC

BLAIR KING
City Manager


By: John Van Ruiten
Its: Owner

ATTEST:

SUSAN J. BLACKSTON
City Clerk

APPROVED AS TO FORM:

D. STEPHEN SCHWABAUER
City Attorney



Filed 6-15-05
K-3

Van Ruiten Winery Industrial Wastewater Connection Points

1. Community will receive additional tasting room Downtown
2. City will receive additional revenue from out-of-city rate surcharge
3. Winery will receive wastewater service, subject to permit terms
(wastewater volume, strength & constituents)
4. Winery property owner agrees to future annexation at City's discretion
5. Winery will bear all costs of connection
6. No entitlements granted by MOU; environmental review required

**Van Ruiten Winery
Industrial Waste Connection Memorandum of Understanding**

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D. The Parties further acknowledge that a municipality cannot contractually bind itself to amend its municipal code and that this agreement does not bind the City to do so.

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Agreement will terminate and Winery will be required to make alternate arrangements for its wastewater.

- g. **Annexation.** Winery, in consideration for receiving City sewer service, will consent to the annexation to the City of Lodi of the subject property, waives any right to protest the annexation and assigns to the CITY any right to vote on the annexation. Annexation shall occur when and if the CITY deems the annexation of the subject property feasible and advisable. In the event the annexation is sought by Winery, Winery agrees to pay CITY an amount to cover the subject property's proportionate share of the costs to conduct the annexation. In the event that the Winery does ultimately connect to City service, Winery agrees to enter into a short form memorandum of agreement expressing the obligations of this paragraph in recordable form.

- 4. **Binding Effect of Agreement.** Winery's obligations under paragraph three of this Agreement will only be triggered if 1) the Lodi Municipal Code Section is amended to permit Winery to connect to the Industrial Sewer Line; and 2) All other approvals necessary to secure the connection are secured. All other obligations.
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 - a. It is understood that the contractual relationship between the City and Winery is such that Winery is an independent contractor and not the agent of the City; and nothing herein shall be construed to the contrary.
 - b. City and Winery agree that nothing contained herein or in any document executed in connection herewith shall be construed as making Winery and City joint venturers or partners.

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Lodi, CA 95240
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Lodi, CA 95242
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- a. Winery agrees to and shall indemnify, defend and hold the City, its council members, officers, agents, employees and representatives harmless from liability for damage or claims of damage, for personal injury, including death, and claims for property damage which may arise from this agreement.
- b. Winery's obligation under this section to indemnify, defend and hold harmless the City, its council members, officers, agents employees, and representatives shall not extend to liability for damage or claims for damage arising out of the sole negligence or willful act of the City, its council members, officers, agents, employees or representatives. In addition, Winery's obligation shall not extend to any award of punitive damages against the City resulting from the conduct of the City, its council members, officers, agents, employees or representatives.
- c. With respect to any action challenging the validity of this Agreement or any environmental, financial or other documentation related to approval of this Agreement, Winery further agrees to defend, indemnify, hold harmless, pay all damages, costs and fees, if any incurred to either the

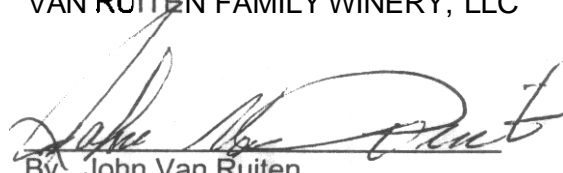
City or plaintiff (s) filing such an action should a court award plaintiff(s) damages, costs and fees, and to provide a defense for the City in any such action.

IN WITNESS WHEREOF this Agreement has been executed by the parties on the day and year first above written.

CITY OF LODI, a municipal corporation

VAN RUITEN FAMILY WINERY, LLC

BLAIR KING
City Manager


By: John Van Ruiten
Its: Owner _____

ATTEST:

SUSAN J. BLACKSTON
City Clerk

APPROVED AS TO FORM:

D. STEPHEN SCHWABAUER
City Attorney



CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE L. MOUNCE

CITY OF LODI

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) **333-6710**
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

BLAIR KING
City Manager
SUSAN J. BLACKSTON
City Clerk
O. STEVEN SCHWABAUER
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

June 9, 2005

Van Ruiten Family Winery, LLC
340 W. Highway 12
Lodi, CA 95242

SUBJECT: Authorize City Manager to Execute Industrial Waste Connection
Memorandum of Understanding with Van Ruiten Family Winery as
Downtown Revitalization Business Attraction Incentive

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 15, 2005. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call me at 333-6759.



for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk